



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

25 Posthill Drive SW  
Calgary, Alberta

MLS # A2281353



**\$3,449,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,343 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Insulated, Oversized, Quad or More Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Low Ma		

<b>Heating:</b>	Boiler, In Floor, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Kitchen: Fridge, Freezer, Induction Cooktop, Built-in Oven, Steam Oven, Dishwasher (x2), Hoodfan, Two-drawer Vegetable Refrigerator, Warming Drawer, Garbage Disposal, Grohe Blu Carbonated Water System + Two Gas Tanks, 55" 4K TV + Mount, Washer, Dryer Living Room: Sony Bravia 85" 4K TV with Wall Mount, Sound System Including Yamaha Audio Receiver, Panasonic 4K / Blu-ray Player, JAMO (Klipsch) Speakers with 2 Sub Woofers, Panamax power Mgmt System, Ceiling Fans Gym: LG 43" 4K TV+ Wall Mount, Custom Wood Veneer Shelf, Life Fitness G7 Functional Trainer System, Adjustable Bench, Dumbbell Rack and Dumbbells, Rubber Flooring Primary Bedroom: Sony Bravia 40" 4K TV with Extendable Wall Mount Lower Level Guest Bedroom: 4K TV + Wall Mount Theater Room: Control 4 Home Automation System, Bar, Dishwasher, Microwave, and Beverage Fridge, Projection TV & Screen, Mech Room: Control 4 Home Automation System, Central Vac, Slat wall + Hardware, Garage well over one million dollars invested in interior and exterior tailoring, all orchestrated by the renowned Douglas Cridland and Associates. The result? A home that seamlessly blends modern elegance with unparalleled comfort, creating a sanctuary you'll be proud to call your own. Step inside and be greeted by the warmth and sophistication of stained radiant heated concrete floors, setting the stage for the home's contemporary design. Substantial solid core wood veneer doors, adorned with sleek black anodized Baldwin hardware, open to reveal a world of meticulous craftsmanship. The chef's kitchen is a dream realized, equipped with top-of-the-line Wolf appliances, including an M Series oven, induction cooktop, warming drawer, and steam oven. A Grohe Blue chilled and sparkling filtration system, Sub-Zero refrigerator and freezer, two chilled vegetable drawers, two Cove dishwashers, and Galley culinary sinks ensure effortless entertaining, while a double-sided fireplace, anchored by a 55" 4K TV, provides warmth and entertainment. The dining area, bathed in natural light from expansive Nana Walls, seamlessly connects to the outdoors. A custom-crafted wine storage unit, with a 200+ bottle capacity, showcases your collection. The living room invites relaxation with soaring ceilings and expansive windows that frame serene views of the surrounding forest. A Denca entertainment center, featuring an 85" 4K cinematic display and a meticulously calibrated high-fidelity audio system, seamlessly integrates with the Control4 smart home system, elevating the space to a haven of discerning

entertainment. Ascend the striking open-tread staircase and transition across the custom glass walkway creating an unforgettable element of architectural intrigue while leading to the luxurious primary wing which is truly an escape within itself. Two further bedrooms and a meticulously designed shared bathroom compliment the upper level while the lower levels unveil a curated selection of premier home amenities: a substantial fitness center, a comprehensive laundry suite, a private guest quarter, and a bespoke bar and cinema. Complete with a meticulously organized car salon that can accommodate a car lift for a total of 6 cars, and a striking revitalized exterior envelope. This exceptional residence is more than just a home; it's an embodiment of refined living, where every detail has been carefully considered to create a sanctuary of luxury, comfort, and enduring style.